

Study created by Christie.Wright@vermont.gov on 11/26/2022 at 2:25 AM.

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L223100928	498-157-10278	BAILEY LEIGH Location: 19 PLEASANT ST	RAYMOND TREVOR	0.69	12/30/2020	148,000	138,150	93.34			
1967799360	498-157-10131	BAUGHMAN, JESSICA J Location: 20 SCHOOL STREET	BLASER, CAROL A	0.24	10/25/2021	181,500	129,920	71.58			
L2140798976	498-157-10317	BEANLAND MARISA Location: 80 WEST STREET	OLSEN EDWARD	0.69	8/20/2020	125,000	94,830	75.86			
422923328	498-157-10474	BECK, ANDREW Location: 25 GIBBS STREET	OKUTORO, RAPHAEL	0.39	8/16/2021	215,000	146,460	68.12			
L1375051776	498-157-10513	BOUCHER II JOSEPH Location: 15 SOUTH STREET	POLHEMUS ABIGAYLE	0.29	8/12/2019	139,000	120,170	86.45			
L1813188608	498-157-10622	CANDON II JAMES Location: 77 PARK STREET	FELION GREGORY	1.16	3/15/2021	205,000	208,630	101.77			
L1136091136	498-157-10649	CASSEL ANDREW Location: 11 PARK STREET	SALATINO DAVID	0.26	2/5/2020	178,750	154,090	86.20			
L1541472256	498-157-10262	CHASE JEFFREY Location: 12 FIELD STREET	ESTATE OF CATHERINE ...	0.79	2/6/2020	140,000	147,260	105.19			
L216588288	498-157-10483	CORT TRUSTEE GARY Location: 23 CHURCH STREET	BOAS MARIANNA	0.59	3/5/2021	359,900	235,800	65.52			
L1562173440	498-157-10686	DESABRAIS AMY Location: 17 BLUFF STREET	WALTER AMY	0.23	10/28/2020	149,900	112,820	75.26			
1918315072	498-157-10214	DRIGGERS, TANNER A Location: 36 PLEASANT STREET	COLTEY, MELISSA	1.70	3/23/2022	149,000	122,520	82.23			
L2092175360	498-157-10323	DUNN KEVIN Location: 28 GIBBS STRET	RICE TIMOTHY	0.42	1/13/2021	156,000	146,680	94.03			
124046400	498-157-10736	EDWARDS, RUSSELL Location: 10 REYNOLDS STREET	OLSZOWER, TIFFANY A	0.24	8/20/2021	203,000	157,090	77.38			
L921251840	498-157-10608	ELRICK JAMES Location: 8 BEECH STREET	CROWNSHIELD KENNE...	0.75	4/15/2019	116,000	88,860	76.60			
L129974272	498-157-10376	EMERALD ACRES INVEST... Location: 31 & 33 HIGH STREET	WHITNEY WINSTON	0.00	10/19/2020	126,000	78,580	62.37			
L820011008	498-157-10638	EUBER JR. DAVID Location: 73 HIGH STREET	POPKESS JOHN	0.19	6/27/2019	123,000	119,880	97.46			
L640077824	498-157-10092	FARLEY JOSEPH Location: 23 GREEN SQUARE	CONWAY PAMELA	0.85	6/7/2019	105,000	114,870	109.40			
257676864	498-157-10210	FARLEY, JOEL Location: 41 GORHAM BRIDGE ROAD	LANGLOIS, KATHLEEN	0.46	1/7/2022	172,000	152,260	88.52			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1944567808	498-157-10082	FARRINGTON ROBERT Location: 25 SOUTH STREET	SHERMAN DEAN	0.63	12/3/2020	162,000	149,020	91.99			
L731820032	498-157-10622	FELION GREGORY Location: 77 PARK STREET	TROMBLEY FRANK	1.16	11/1/2019	225,000	208,630	92.72			
L1182015488	498-157-10231	FENNIMORE LISA Location: 65 SOUTH STREET	FALCO JAMIE	0.43	11/20/2020	247,000	180,570	73.11			
128521280	498-157-10327	FLYNN, ALYSSA Location: 49 HIGH ST	ESTATE OF DONNA HOWE	0.32	5/25/2021	209,900	150,290	71.60			
995103808	498-157-10247	FREGOSI II, EDWARD A Location: 74 ORMSBEE AVENUE	BOWLEY, SHEILA I	0.32	5/28/2021	351,000	256,610	73.11			
L451489792	498-157-10039	GAGSTETTER EVELYN Location: 88 PARK STREET	TOOLEY CHRISTOPHER	0.20	4/30/2019	139,000	125,660	90.40			
9575488	498-157-10375	GEORGE, HENRY N Location: 15 BLUFF STREET	R&B KELLEWAY TRUST	0.64	10/5/2021	150,500	144,730	96.17			
1808372800	498-157-10722	GREGORITSCH, III, AL... Location: 8 PEARL STREET	PIONTEK, JOSEPH A	0.48	6/18/2021	169,500	136,050	80.27			
L1751785472	498-157-10719	GRIMES SARAH Location: 11 NORTH STREET	LASKY SANDRA	1.30	5/29/2020	135,000	141,920	105.13			
L1793589248	498-157-10476	HARRINGTON VALERIE Location: 70 WEST STREET	JOHNSON JASON	0.31	5/4/2020	89,000	83,350	93.65			
77028416	498-157-10174	HATCH, BARBARA J Location: 36 WEST STREET	CURTIS, CHRISTOPHER ...	1.20	10/29/2021	250,000	189,010	75.60			
L621871104	498-157-10569	HETZEL JAMES Location: 12 OAK STREET	THE PETERSON FAMILY ...	1.90	10/23/2020	57,000	34,010	59.67			
L1697546240	498-157-10612	JAKAB MICHAEL Location: 4 WARNER AVENUE	HANSON JUSTIN	0.34	11/18/2020	169,000	127,880	75.67			
L99057664	498-157-10242	KEHOE JR. TIMOTHY Location: 23 BEAVER POND ROAD	JEPSON KRISTEN	0.19	7/13/2020	135,000	118,230	87.58			
L833060864	498-157-10428	KENYON LISA Location: 6 BEAVER POND ROAD	LONGLEY JOYCE	0.30	10/6/2020	90,000	109,750	121.94			
121914432	498-157-10494	KERINS, GREGORY Location: 18-20 WEST STREET	TW GRACE INCORPORATE...	0.12	4/19/2021	145,000	92,940	64.10			
L1054384128	498-157-10008	KLEPNER STEPHEN Location: 20 GROVE STREET	SANCIC FRANK	0.38	8/28/2020	190,000	155,180	81.67			
L387088384	498-157-10531	KOVALCHUK ALEXANDER Location: 28 PATCH STREET	OMYA INC.	1.40	5/16/2019	21,000	20,250	96.43			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
738574912	498-157-10461	LAPENNA, CADEN M Location: 16-18 ELM STREET	DUBE, PIERRE J	0.29	1/14/2022	140,000	124,420	88.87			
69545024	498-157-10264	LATTUCA, JR., JOSEPH... Location: 105 PARK STREET	LANZ, PHYLLIS G	0.67	7/30/2021	185,000	141,560	76.52			
L377348096	498-157-10103	LAWYER SHANE Location: 5 GROVE STREET	BACCEI ANDREW	0.56	12/2/2020	265,900	188,570	70.92			
785953856	498-157-10694	LEWIS, DANIEL Location: 45 SOUTH STREET	ST. DOMINIC'S PARISH...	0.50	6/10/2021	175,000	168,610	96.35			
1774689344	498-157-10430	LONCZAK, TYLER J Location: 55 GORHAM BRIDGE ROAD	LOSO, GEORGE A	0.21	11/1/2021	135,000	152,720	113.13			
1477506112	498-157-10446	LONG, CRAIG A Location: 69 HIGH STREET	MANNING, III,, JOSEP...	0.31	7/16/2021	280,000	191,730	68.48			
L1729638400	498-157-10135	LOSO WILLIAM Location: 27 GREEN SQUARE	CHAMBERLAND GREGORY	0.32	12/12/2019	126,000	115,140	91.38			
L1661620224	498-157-10406	MAGGARD GREGORY Location: 30 CHATTERTON PARK	LARSON ANDREA	0.61	9/30/2020	198,790	177,390	89.23			
513621056	498-157-10400	MATTHEWS, GARY R Location: 50 NORTH STREET	LEE, LORI	0.56	11/10/2021	119,000	114,030	95.82			
1222785088	498-157-10627	MAYE, RACQUEL Location: 12 CROSS STREET	RINEHART, RITA	0.45	4/9/2021	85,000	91,650	107.82			
L2034466816	498-157-10623	MCMANIGLE JIM Location: 34 PLEASANT STREET	S&J HOLDINGS LLC	0.33	7/24/2020	169,900	126,790	74.63			
1273569856	498-157-10758	MITOWSKI, STEVEN Location: 25 PARK STREET	25 PARK STREET PROCT...	0.32	1/21/2022	205,000	167,880	81.89			
L1536065536	498-157-10129	MORIARTY MATTHEW Location: 71 CHATTERTON PARK	CELENTANO JOSEPH	1.15	8/30/2019	282,000	240,150	85.16			
L1298309120	498-157-10575	MULQUEEN-DUQUETTE LI... Location: 168 PLEASANT STREET	SCOTT STEFANY	1.10	7/21/2020	155,000	136,950	88.35			
957445184	498-157-10406	MURPHY, BRENDAN P Location: 30 CHATTERTON PARK	MAGGARD, GREGORY A	0.61	7/9/2021	265,000	177,390	66.94			
L829558784	498-157-10616	NALBACH JUSTIN Location: 63 WARNER AVENUE	BONK KATIE	0.31	9/26/2019	199,000	190,730	95.84			
651637824	498-157-10024	NALBACH, CARA L Location: 9 REYNOLDS STREET	BANKS, PATRICK H	0.48	6/30/2021	300,500	190,070	63.25			
968109120	498-157-10828	NASSAU, III, CHARLES... Location: 100 LARRY LANE	HOLZINGER, MARQUITA	0.82	8/18/2021	152,000	94,480	62.16			

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1158520832	498-157-10736	OLSZOWER TIFFANY Location: 10 REYNOLDS STREET	MAY JONATHAN	0.24	4/26/2019	172,000	157,090	91.33			
1995830336	498-157-10788	OVING, MARKO Location: 9 GIBBS STREET	FETTEROLF, III, GIDE...	0.50	7/27/2021	205,000	139,840	68.21			
1536576576	498-157-10576	PARKER, MATTHEW T Location: 14 GIBBS STREET	HANSON, ERIC N	0.54	8/26/2021	216,100	162,700	75.29			
L1279901696	498-157-10710	PAUL DAKOTA Location: 61 EAST STREET	MCDEVITT JR. PATRICK	0.49	11/30/2020	165,000	126,170	76.47			
L2119196672	498-157-10326	PEARSALL TREVOR Location: 61 GORHAM BRIDGE ROAD	OWENS KIM	0.76	7/21/2020	176,900	129,930	73.45			
338961472	498-157-10248	PEARSON, THERON P Location: 64 SOUTH STREET	FRANZONI, CAROLINE E	0.29	4/28/2021	190,000	140,510	73.95			
L156893184	498-157-10371	PELAGGI BRET Location: 52 ORMSBEE AVENUE	RAJDA JAMES	0.30	9/30/2020	274,500	210,420	76.66			
L1375805440	498-157-10476	PERRY ASHLEY Location: 70 WEST STREET	JOHNSON JASON	0.31	11/6/2020	140,000	83,350	59.54			
L819318784	498-157-10128	PIEHL TIMOTHY Location: 43 CHATTERTON PARK	SHAW ANDREW	1.07	10/26/2020	284,900	217,020	76.17			
1025799232	498-157-10300	PURCELL, WILLIAM A Location: 5-7 GREEN SQUARE	CONWAY, PAMELA	0.48	7/12/2021	125,000	111,560	89.25			
1809250368	498-157-10096	RATHJEN, GLENN Location: 29 HIGH ST	KOTRADY, ADRIANNA L	0.37	4/1/2021	157,500	126,820	80.52			
L344141824	498-157-10019	RAYMOND DONALD Location: 91 BEAVER POND ROAD	CUDAHY JOAN	0.28	6/8/2020	167,000	172,040	103.02			
L104480768	498-157-10480	RILK JOHN Location: 49 WEST STREET	CSIZMESIA RYAN	0.47	7/2/2020	145,000	129,940	89.61			
462434880	498-157-10432	ROGERS, DE'ANDRE L Location: 9 LARSON STREET	LAFOND, MICHAEL J	0.66	2/23/2022	269,200	151,180	56.16			
L964313088	498-157-10212	SCHULMAN IRA Location: 107 WEST ST	ESTATE OF KATHY JOHN...	2.10	10/20/2020	66,000	66,600	100.91			
L936591360	498-157-10115	SCOTT MATTHEW Location: 60 CHATTERTON PARK	RICHARDSON SETH	0.34	4/23/2020	249,900	184,890	73.99			
1877974080	498-157-10217	SHATTUCK, DAKOTA R Location: 13 PLEASANT STREET	DUGGAN, KEVIN M	0.21	10/19/2021	139,900	104,320	74.57			
470586432	498-157-10786	SKINNER, LACY Location: 14 CHATTERTON PARK	FORTIN-CHAMPINE, BEN...	0.68	5/28/2021	200,000	171,360	85.68			

**R1 - Residential with less than 6 acres**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L469970944	498-157-10606	TUCKER THOMAS Location: 13 SCHOOL STREET	RACETTE THOMAS	0.19	9/11/2019	156,500	145,270	92.82			
L378757120	498-157-10733	TUTTLE GUNNER Location: 56 CHATTERTON PARK EXT.	TILDEN DANIEL	0.31	6/21/2019	159,800	167,190	104.62			
L905035776	498-157-10494	TW GRACE INCORPORATE... Location: 18-20 WEST ST	DREW MICHAEL	0.12	1/21/2021	60,000	66,240	110.40			
493494848	498-157-10795	TW GRACE INCORPORATE... Location: 28 OLYMPUS ROAD	YATES, MARY E	0.36	1/10/2022	200,000	167,150	83.58			
L1937948672	498-157-10127	WATSON TYRONE Location: 7 EDEN AVENUE	MARTIN PATRICIA	2.40	9/4/2019	180,000	177,940	98.86			
L898134016	498-157-10698	WEBB JOSHUA Location: 24 WEST STREET	STANLEY TRUST PAMELA	0.20	9/30/2019	157,000	151,540	96.52			
L471154688	498-157-10090	WITT KEVIN Location: 13 WILLIAMS STREET	FRASIER JOSHUA	0.25	11/6/2020	159,900	131,680	82.35			
681501760	498-157-10258	YOUNG, MARGARET E Location: 49 SOUTH STREET	PATCH, JEFFREY B	0.37	5/5/2021	197,000	166,610	84.57			
L2018889728	498-157-10465	ZANICKOWSKY NICHOLA... Location: 100 PARK STREET	GRISWOLD TIMOTHY	0.48	9/20/2019	205,000	169,540	82.70			
<b>Totals for R1 - Residential with less than 6 acres</b>				<b>45.93</b>		<b>14,184,140</b>	<b>11,612,110</b>				

**R1 - Residential with less than 6 acres**

Category Sample **Valid**: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
81 Total Transactions	74.28	Low InterQuartile Value	79.57	Low 90% Value of Aggregate
175,113 Average Sales Price	93.84	High InterQuartile Value	84.17	High 90% Value of Aggregate
143,359 Average Listed Price	19.56	InterQuartile Range	81.87	Aggregate Ratio
84.27 Average Ratio			2.81%	Sampling Error
83.58 Median Ratio	44.93	Value of Outlier Low Limit	0	Number of Low Outliers
56.16 Low Ratio	123.18	Value of Outlier High Limit	0	Number of High Outliers
121.94 High Ratio	15.59	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	152.52	Value of Extreme High Limit	0	Number of High Extremes/Influentials
13.79 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
4%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			



**MHL - Mobile home landed**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1740943936	498-157-10633	GRENIER, ELIZABETH Location: 40 SCHOOL STREET	ROBERTS, ROBIN J	0.46	2/23/2022	69,000	72,960	105.74			

<b>Totals for MHL - Mobile home landed</b>				<b>0.46</b>		<b>69,000</b>	<b>72,960</b>				
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**MHL - Mobile home landed**

*Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	105.74	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
69,000 Average Sales Price	105.74	High InterQuartile Value	0.00	High 90% Value of Aggregate
72,960 Average Listed Price	0.00	InterQuartile Range	105.74	Aggregate Ratio
105.74 Average Ratio				Sampling Error
105.74 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
105.74 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
105.74 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**CA - Commercial Apartments**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L1907757056	498-157-10310	XAVIER-FERREIRA ESTR...	TITHERLEY DOUGLAS	0.39	12/11/2019	155,000	189,290	122.12			
Location: 66-68 SOUTH STREET											

<b>Totals for CA - Commercial Apartments</b>				<b>0.39</b>		<b>155,000</b>	<b>189,290</b>				
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**CA - Commercial Apartments**

*Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1 Total Transactions	122.12	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
155,000 Average Sales Price	122.12	High InterQuartile Value	0.00	High 90% Value of Aggregate
189,290 Average Listed Price	0.00	InterQuartile Range	122.12	Aggregate Ratio
122.12 Average Ratio				Sampling Error
122.12 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
122.12 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
122.12 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00 COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**M - Miscellaneous**

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1115638336	498-157-10364	GRIMM, GEOFFREY G Location: 85 WEST STREET	RIBERDY, DIANE L	6.30	3/4/2022	45,000	29,540	65.64			
865193024	498-157-10427	JAQUITH, ETHAN S Location: 1725 FLORENCE ROAD	SUKER, STEPHAN	7.10	8/6/2021	30,830	30,830	100.00			
52862016	498-157-10826	PARSONS, SHANE Location: 20 CENTER STREET	SCHOENKNECHT, ANN E	5.22	10/19/2021	32,000	10,410	32.53	O		
L2119254016	498-157-10364	RIBERDY DIANE Location: 85 WEST STREET	BELDEN FAMILY 2019 T...	6.30	7/27/2020	29,900	29,540	98.80			
<b>Totals for M - Miscellaneous</b>				<b>24.92</b>		<b>137,730</b>	<b>100,320</b>				

**M - Miscellaneous**

Category Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
4 Total Transactions	40.81	Low InterQuartile Value	40.23	Low 90% Value of Aggregate
34,433 Average Sales Price	99.70	High InterQuartile Value	105.44	High 90% Value of Aggregate
25,080 Average Listed Price	58.89	InterQuartile Range	72.84	Aggregate Ratio
74.24 Average Ratio			44.76%	Sampling Error
82.22 Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
32.53 Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
30.59 COD				
2	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Residential (R2, MHU, MHL, S1, S2, R1, O)**

*Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
86 Total Transactions	74.42	Low InterQuartile Value	80.05 Low 90% Value of Aggregate
171,827 Average Sales Price	95.83	High InterQuartile Value	84.67 High 90% Value of Aggregate
141,521 Average Listed Price	21.41	InterQuartile Range	82.36 Aggregate Ratio
84.95 Average Ratio			2.80% Sampling Error
84.87 Median Ratio	42.31	Value of Outlier Low Limit	0 Number of Low Outliers
56.16 Low Ratio	127.94	Value of Outlier High Limit	0 Number of High Outliers
121.94 High Ratio	10.20	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	160.05	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.00 COD			
4 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
5% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Commercial/Industrial (C, CA, I)**

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
1 Total Transactions	122.12	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
155,000 Average Sales Price	122.12	High InterQuartile Value	0.00 High 90% Value of Aggregate
189,290 Average Listed Price	0.00	InterQuartile Range	122.12 Aggregate Ratio
122.12 Average Ratio			Sampling Error
122.12 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
122.12 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
122.12 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
0.00 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

**Class - Farm/Vacant (W, M, F)**

*Town Sample **Invalid**: 90% confident that true aggregate ratio is not within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
4 Total Transactions	40.81	Low InterQuartile Value	39.59 Low 90% Value of Aggregate
34,433 Average Sales Price	99.70	High InterQuartile Value	106.09 High 90% Value of Aggregate
25,080 Average Listed Price	58.89	InterQuartile Range	72.84 Aggregate Ratio
74.24 Average Ratio			45.65% Sampling Error
82.22 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
32.53 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
100.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
30.59 COD			
2 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
50% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)

*Town Sample Valid: 90% confident that true aggregate ratio is within 10% of sample ratio. See Sampling Error.*

Town Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
91 Total Transactions	73.99	Low InterQuartile Value	80.31	Low 90% Value of Aggregate
165,603 Average Sales Price	96.17	High InterQuartile Value	85.06	High 90% Value of Aggregate
136,927 Average Listed Price	22.18	InterQuartile Range	82.68	Aggregate Ratio
84.89 Average Ratio			2.88%	Sampling Error
85.16 Median Ratio	40.71	Value of Outlier Low Limit	1	Number of Low Outliers
32.53 Low Ratio	129.44	Value of Outlier High Limit	0	Number of High Outliers
122.12 High Ratio	7.44	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.03 PRD (Regression Index)	162.71	Value of Extreme High Limit	0	Number of High Extremes/Influentials
14.97 COD				
6	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			